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City of Condon
Regular Council Meeting Minutes
Tuesday, February 18, 2020
5:30 PM

1. CALL PLANNING COMMISSION MEETING TO ORDER

Planning Chair Vernon Grey called the meeting to order at 5:35 p.m.

Present: Commissioners Vernon Grey, Rachel Weinstein, Haylee Potter & Cody Bettencourt: Staff - City Administrator Kathryn Greiner and Planning Consultant Dan Meader of Tenneson Engineering.

2. CONSENT AGENDA

2.1. Approve Planning Commission minutes from October 15, 2019 and November 19, 2019.

A motion was made by Commissioner Bettencourt to approve the Planning Commission meeting minutes of October 15, 2019 and November 19, 2019. The motion was seconded by Commissioner Weinstein and was approved unanimously.

3. PUBLIC HEARING - ROUTE 19 RENTALS, LLC - CONDITIONAL USE PERMIT

3.1. Application & Staff Report

Planner Dan Meader explained that this was a quasi-judicial hearing and asked the Commissioners if they have had any exparte contact, bias or financial gain with the applicant. Chair Grey stated that he had financial ties as he drew the design for the duplex for the applicants and with excuse from voting on the application. Chair Grey asked if CA Greiner received any information from opponents or proponents of the applicants. She stated that she had a visit from Joe Snyder who had received a letter as a landowner in the area. Snyder had questions but did not leave any testimony for or against the application. She had received an email of support from David Hudson, another landowner that received a letter and is a neighboring property.

Meader went through the staff report and noted that the application was asking for a duplex in a Residential 1 zone of Condon that needed to go through the Conditional Use Permit process. He noted that there is plenty of room to meet the setbacks from property line, that the room was 5/12 and that duplexes were needed in Condon. He commended Chair Grey on the design of the duplex. Chair Grey added that he put the duplex closer to Summit Street and the historical lot line ran on the common wall separating the two units. A discussion was held if they could ever be split with no consensus. This led into the discussion that if the duplexes each had their own addresses that water and sewer must also be separate services. Commissioner Potter asked if there was financial gain to building a duplex over two houses on property and it was discussed that the borrowing to build and other issues would make it cheaper to do a duplex.

Rob Turrie, executive director of Pioneer Community Development Corporation (PCDC) noted he is in favor of this project. He said that PCDC is currently working with the applicant on funding for the project. Commissioner Potter asked about requiring sidewalks for such projects, but Meader suggested that it is not in the code as a requirement and if done incorrectly, without proper storm drains, it could cause issues with streets and property.

A motion was made by Commissioner Weinstien to approve the development permit for Route 99 Rentals with the condition that each address of the duplex have its own water and sewer connection. The motion was seconded by Commissioner Potter and was approved by Commissioners Potter, Bettencourt, Weinstien with Commissioner Grey no voting due to conflict of interest.

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4. OTHER CITY PLANNING ISSUES

Meader suggested that the Planning Commission review the code and possibly make a duplex an outright permitted use in the Residential Zone. He would leave a tri- and four-plex as a Conditional Use permit based on more traffic. Also discussed was containers used as buildings, planning issues of a development in southwest Condon that has a deferred development agreement, annexing in a property in the Urban Growth Boundary as Commercial then allowing a home to be placed on it, and three story homes as permitted use.

5. NEXT PLANNING COMMISSION MEETING DATE

5.1. The next Planning Commission meeting is March 17, 2020, 5:30 p.m. (if necessary).

6. ADJOURN REGULAR MEETING

Chair Vernon Grey adjourned the meeting at 6:18 p.m.

_____Date _____
Jim Hassing, Mayor

ATTEST: _____ Date _____
Kathryn Greiner City Administrator